



Scoring big with business

Mesa nurtures business growth, start-ups



BANNER CHILDREN'S HOSPITAL

Mesa scores high with business, which is why it was named the best U.S. city for entrepreneurs by the National Policy Research Institute and the best place to start a business by *Entrepreneur* magazine.

There is solid infrastructure and a highly educated workforce in Mesa, not to mention its ideal location in the Valley. But another reason businesses give Mesa high marks is the city's positive leadership and commitment to supporting business while maintaining the highest community standards.

Through such collaboration with business owners and corporations, Mesa has become a major center for light industry. The aerospace, health care and technology industries employ thousands in Mesa.

Aerospace plays a big role in Mesa's economy, aided by its two airports, Falcon Field and Phoenix-Mesa Gateway Airport. More than 11 percent of

Health, and the School of Osteopathic Medicine.

Technology is another big driver of Mesa's local economy, with many hardware and software businesses in Mesa supporting Boeing's and Intel's nearby operations.

"Mesa's well-educated workforce is a big advantage for the business community. Among Mesa residents ages 25 and up, 22 percent have bachelor's degrees and 60 percent have earned some college credits," said Mesa City Manager Chris Brady. Mesa Community College is another powerful engine for local job training, and its faculty members work closely with local technology companies to make sure college programs meet marketplace demands.

Mesa's location and its transportation resources are another draw for businesses.

"Mesa's major freeway systems are probably superior to most other parts of the Valley," Brady said. "Freeways provide an entire loop around Mesa, with the U.S. 60 cutting right through the middle. This provides quick access to most parts of the city."

Phoenix's new light-rail system will connect

Phoenix, Tempe and Mesa, providing a direct link between Arizona State University's downtown health care and biotech campus, its main Tempe campus and the fast-growing ASU Polytechnic campus. Technology job-training at the ASU Polytechnic campus has become a crucial element in Arizona's goal to become a global technology power, according to ASU President Michael Crow.

As Mesa's commercial growth and momentum continues, it is destined to win more honors because it provides an ideal environment for businesses both large and small to thrive.

BY KIM HILL

Mesa boasts premium office space

As part of the fastest growing business market in the U.S., Mesa is seeing an explosion in the development of Class A office space, according to Cathy Ji, Economic Development Specialist.

"Class A spaces traditionally include many amenities such as private kitchens or services in the lobby of the building," Ji said. "The Stapley Corporate Center has 90,000 square feet of Class A space, and (it) leased so quickly, a Phase II was added and opened this summer."

Riverview Point, adjacent to Mesa Riverview, in

the northwest portion of the city will feature 166,000 square feet of high-quality office space when it opens Phase I in summer 2008. (At full build-out the project will reach more than 440,000 square feet.) Ji said development along the freeway corridors (the Superstition, Red Mountain and San Tan freeways) continues at a feverish pace.

"Our existing office spaces continue to develop as well," Ji said, noting the \$3 million in renovations currently underway at the Mesa Financial Plaza in the Fiesta Mall area.

Overall, Mesa offers more than 20 million square



feet of office and industrial space.

"We are such a large city that we have a diverse range of options, from the person looking to move out of a home office to the highest end of luxury space," Ji said.

BY KIM HILL

Retail opportunities abound



With two regional shopping malls and several urban lifestyle centers, Mesa offers more than 20 million square feet of retail space — second only to the city of Phoenix for the most shopping opportunities in the Valley. And with a median household income of \$49,214, Mesa's buying power stands at \$7.8 billion.

"We're seeing growth in high-end retail coming into Mesa as we expand farther east," said Cathy Ji, economic development specialist. "One of our

key retail centers, Dana Park, is on its third phase of development."

About 23,000 people work for Mesa retailers, which represents about 14 percent of its workforce, Ji said.

Mesa Riverview, a newly opened outdoor shopping center occupying 1.3 million square feet of retail space, features anchor retailers Bass Pro Shops, Wal-Mart, The Home Depot and a 16-screen Cinemark Theatre.

High-end development continues around the Superstition Springs Center, Ji said — The Cheesecake Factory opened in September — with anchors JC Penney, Macy's, Sears, Dillards, Borders and Mervyns. And Fiesta Mall has completed significant interior improvements to expand its customer base for its 135 retailers.

Major power centers such as Superstition Gateway and Mesa Grand enjoy high occupancy

BY KIM HILL AND NOELLE BOWMAN

Mesa at a glance

Incorporated: **1883**

Elevation: **1,255 feet**

Population: **460,462**

Median age: **33**

Median household income: **\$49,938**

Real Estate (4th quarter 2007):

Median home price (new): **\$293,880**

Median home price (resale): **\$239,000**

Total housing units: **201,050**

Sales tax rate: **8.05%**

Total Civilian Labor Force (2007): **254,142**

Average temperature range: High: **88 degrees**, Low: **56 degrees**

Major Public Employers

- City of Mesa
- Mesa Community College
- Mesa Public School District
- United States Postal Service

Major Private Employers

- AMPAM Riggs Plumbing
- Banner Health System
- The Boeing Company
- Empire Southwest
- TRW Safety Systems

Hospitality: **5,192 hotel rooms and 85 meeting rooms**

Financial: **66 banking institutions**

Sources: Arizona Department of Economic Security, Arizona Real Estate Center, Bureau of Labor Statistics, City of Mesa, Claritas, U.S. Census Bureau

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DID YOU KNOW?

- Nearly 60,000 Mesa adults hold at least a bachelor's degree.

- Mesa has 352 active neighborhood groups.

- Mesa boasts more than 47 million square feet of building space.

- The Chicago Cubs, who play at Hohokam Stadium, set spring training attendance records three of the last four years.

- Mesa is a Bicycle Friendly Community, according to the League of American Bicyclists.

Flying high

Phoenix-Mesa Gateway Airport will help drive future growth

Mesa is counting on the Phoenix-Mesa Gateway Airport and surrounding business corridor to be the hub of the city's future economic growth as the airport becomes a major passenger reliever airport to Sky Harbor International in Phoenix.

Allegiant Air passenger service from Phoenix-Mesa Gateway began in October 2007. Allegiant's service to 13 destinations is expected to bring more

than 400,000 visitors to Mesa during a five-year period and yield more than \$3 million in fees and revenue, according to airport officials.

More than 5,000 people already work at 35 aviation companies in the airport's business corridor. That number will grow as Embraer Executive Jets and Cessna Aircraft Company open new service centers at the airport by early 2009.

Phoenix-Mesa Gateway is a new name for an airport with a rich history. Until recently, the airport

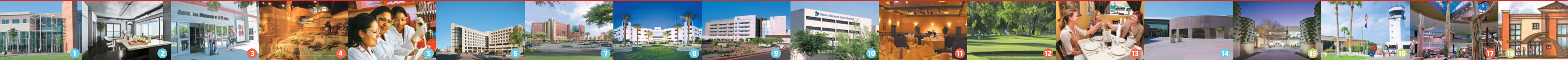
was known as Williams Gateway, a former Air Force base that closed in 1993. Phoenix-Mesa Gateway's governing board voted for the new name in September after discussions for potential passenger service with several airlines. Officials say the name change is important to reflect the airport's location.

"The Williams Gateway name was not familiar to most people from outside our area," said Chris Brady, Mesa city manager. "Airlines want to make booking very simple for customers."

BY KIM HILL



SCULPTURES TAKE FLIGHT AT THE ENTRANCE TO PHOENIX-MESA GATEWAY AIRPORT.



- 1

A.T. Still University
5850 E. Still Circle
Home of the world's first osteopathic medical school, founded in 1892.
(See story on page 14)
- 6

Banner Baywood Medical Center
6644 E. Baywood Ave.
This 332-bed facility offers oncology, stroke, orthopedics, physical therapy and emergency care.
(See story on page 15)
- 11

Broadway Palm Dinner Theatre
5247 E. Brown Road
The 500-seat theater opened in October 2001.
(See story on page 34)

- 2

aquatterra
1130 W. Grove Ave.
Chic lofts or functional live/work units from the \$180s to \$900s.
(See story on page 13)
- 7

Banner Children's Hospital
1400 S. Dobson Road
Health care professionals specially trained to care for the unique medical needs of children.
(See story on page 15)
- 12

Dobson Ranch Golf Course
2155 S. Dobson Road
An 18-hole championship golf course with driving, putting range, club house and restaurant.
(See story on page 35)

- 3

Arizona Museum for Youth
35 N. Robson
Fine arts museum for children; changing exhibits and hands-on activities to stimulate fun and creativity.
(See story on page 32)
- 8

Banner Desert Medical Center
1400 S. Dobson Road
Mesa's largest medical center providing high level cancer, heart, women's and surgical services.
(See story on page 15)
- 13

Downtown Mesa
A square mile in the East Valley bounded by Country Club Drive, Mesa Drive, University Drive and Broadway Road.
(See story on page 35)

- 4

Arizona Museum of Natural History
53 N. Macdonald Road
Prehistoric to modern day museum, dinosaur displays; exhibits and hands-on activities.
(See story on page 32)
- 9

Banner Gateway Medical Center
1900 N. Higley Road, Gilbert
This new hospital features the latest medical technologies in a proven healing environment.
(See story on page 15)
- 14

East Valley Institute of Technology
1601 W. Main St.
Career and technical school providing workforce training for adults and high school students.
(See story on page 18)

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Arizona State University Polytechnic
7001 E. Williams Field Road
Develops professionals for specialized careers for the industries located in Arizona and the region.
(See story on page 14)
- 15

Empire Southwest
1725 S. Country Club Drive
Authorized Caterpillar dealer in Arizona, southeastern California and portions of Mexico.
(See story on page 23)
- 20

Hohokam Stadium
1235 N. Center St.
Spring Training home to the Chicago Cubs.
(See story on page 38)

- 16

Falcon Field Airport
4800 E. Falcon Drive
Full-service general aviation (no commercial airlines), serving corporate and recreational aircraft.
(See story on page 24)
- 21

Mesa Amphitheatre
201 N. Center St.
Concert venue adjacent to the Mesa Convention Center, which hosts top-name entertainment.
(See story on page 39)

- 17

Fiesta Mall
1445 W. Southern Ave.
Fiesta Mall is conveniently located off the U.S. 60 at Alma School Road.
(See story on page 36)
- 22

Mesa Arts Center
One E. Main St.
Largest arts center in Arizona and the only center offering professional performing arts, visual arts and arts education programs.
(See story on page 6)
- 23

Mesa Community College
Southern and Dobson roads
More than 25,000 students attend MCC each semester.
(See story on page 16)

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Gateway Commercial Bank IO
6915 E. Parkway Norte
Mesa's locally owned bank, serving the community by providing each customer with superior service.
(See story on page 25)
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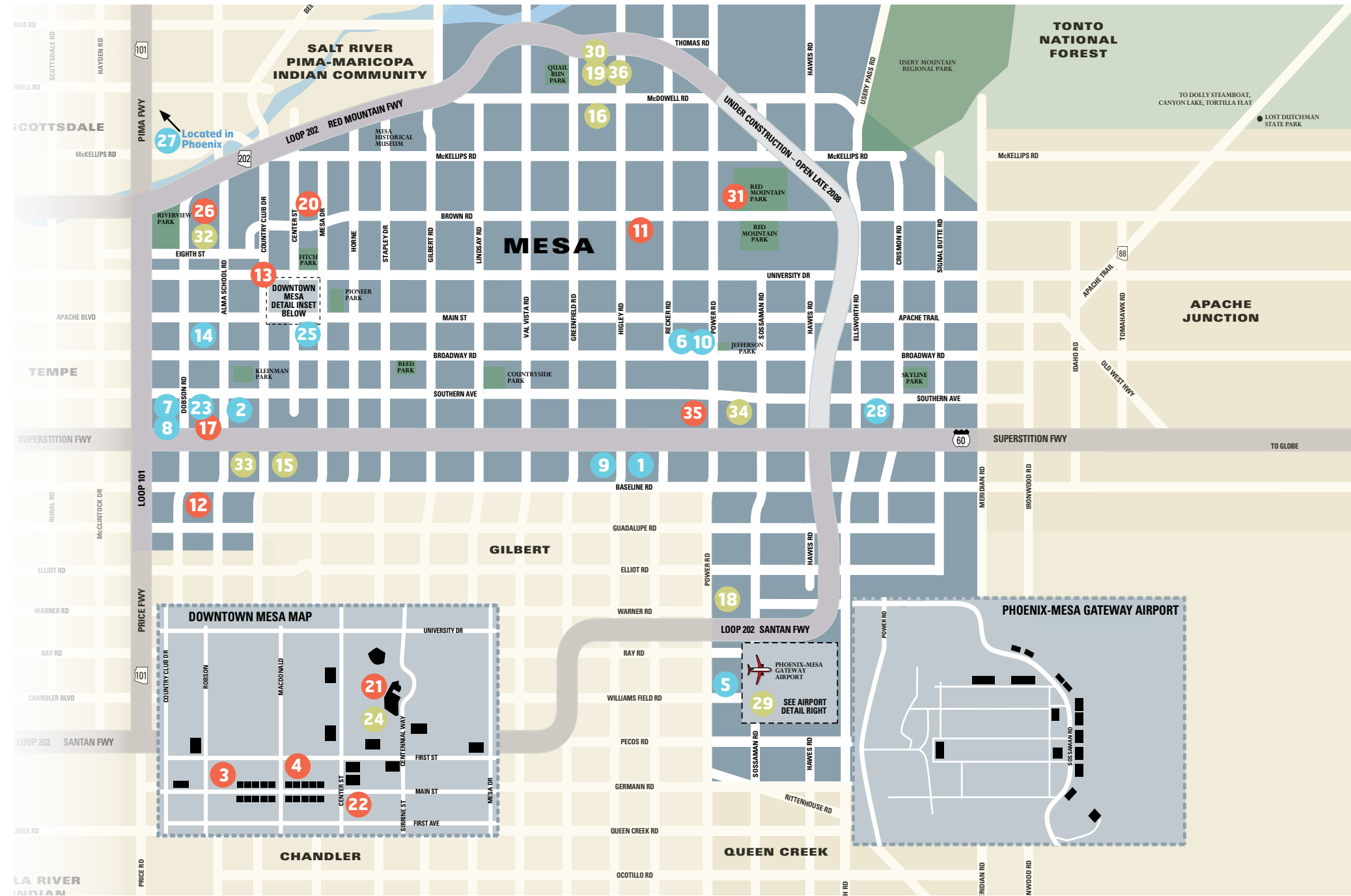
Hewson Greenfield Business Center
3026 N. Greenfield Road
Situated in the newly developed commercial and industrial Falcon Field Corridor.
(See story on page 25)
- 24

Mesa Convention Center
263 N. Center St.
Event facility in downtown Mesa offering full-service, on-site audio-visual and exposition services.
(See story on page 27)

- 20

Hohokam Stadium
1235 N. Center St.
Spring Training home to the Chicago Cubs.
(See story on page 38)
- 25

Mesa Public Schools
63 E. Main St., No. 101
Award-winning school communities, a nationally recognized curriculum and outstanding student performance.
(See story on page 17)



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Mesa Riverview
Located at Loop 202 and Dobson Road
East Valley's premiere new retail development.
(See story on page 40)
- 30

Red Mountain Business Park
Red Mountain Freeway (Loop 202) and Greenfield Road
An exciting new industrial development for sale and lease boasting 257,000 square feet.
(See story on page 29)
- 34

Superstition Commerce Park
U.S. 60 and Sossaman Road
Superstition Commerce Park is a new, mixed-use development totaling approximately 160,000 square feet.
(See story on page 29)

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METRO
101 N. First Ave., Ste. 1300, Phoenix
Responsible for design, construction, operation of light-rail system.
(See story on page 18)
- 31

Red Mountain Park
7745 E. Brown Road
Playgrounds, sport courts and fields, urban fishing, walking trails and a multigenerational center.
(See story on page 39)
- 35

Superstition Springs Center
6555 E. Southern Ave.
The recently renovated, high-performing mall serves a fast growing trade area with a population of more than 1.12 million people.
(See story on page 37)

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Mountain Vista Medical Center
1301 S. Crismon Road
Mountain Vista Medical Center serves the healthcare needs of the far East Valley.
(See story on page 19)
- 32

Riverview Point
Bass Pro Drive and Alma School Road
New Class A office park. Phase 1 will consist of 2 LEED Registered buildings totaling 164,000 square feet.
(See story on page 26)
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The Boeing Company
5000 E. McDowell Road
Building Apache helicopters in Arizona, Boeing is the largest aerospace company in the world.
(See story on page 22)

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Phoenix-Mesa Gateway Airport
5835 S. Sossaman Road
Regional airport is the economic engine for the East Valley and a dynamic commercial reliever to Phoenix's Sky Harbor International Airport.
(See story on page 28)
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Southwest Ambulance
708 W. Baseline Road
Arizona's largest ambulance provider with more than 300 ambulances.
(See story on page 30)

- Legend**
- Live
 - Work
 - Play

